Retrospective Listed Building Consent for Works to Grade II Listed Building, July 2018

Case
Over late 2018, on behalf of property investors Lawrence Rhoad, The Heritage Advisory worked closely with DRK Planning to achieve retrospective listed building consent for works undertaken illegally at the site over time, and therefore inherited by the client upon their accession of ownership.

The C13 saw Southampton’s importance as a trading port grow and conflict with France result. This encouraged the construction of gatehouses and stone walls on the north and east of the settlement. Back of the Walls was located to the
east of this wall.

The Old Bond Store is one of the structures located off this route and was designated Grade II in 1981, being a C19 bonded warehouse of the type once common to Southampton. A small part of the ruined C13 wall remains to its southeast corner.

Historically, the east side of Back of the Wall was delineated by a ditch. This was reused in the C18 as a course for a canal. The Old Bond Store was designed with clear reference to this canal and once hosted a flight of steps which connected the two, and a recess from which barges could be loaded.

Southampton Canal, 1806

The site has undergone a variety of uses from builders’ store to malt house, bonded store, sailmakers and more recently, retail, hot food and then office space. Commensurate with this mix of uses, is a high degree of alteration, albeit the shell of the building has remained surprisingly intact.

The client nevertheless required this scenario regularising - principally in view of various subdivision and other modern impingement - before effecting further improvements to secure its continued use as office space, and therefore the site’s continued viability and therefore conservation.

Outcome

Via justification made by The Heritage Advisory over the course of the application’s determination – specifically highlighting the ultimate reversibility of most works combined with the need for reuse and, in turn, conservation of the structure - consent was granted in January 2019.

The Heritage Advisory continue to work with subsequent owners in the configuration of new proposals for the site, seeking continued viability more generally.